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MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE

MORTGAGE OF REAL ESTATE

60-1309-521

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUN 1 4 00 PM '83

WHEREAS, Sharon LaDeen Ayers
DONNIE S. AYERS
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Stuart G. Anderson, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Thousand Six Hundred and 00/100 ----- Dollars (\$ 2,600.00) due and payable

in accordance with terms of the Note executed even date herewith

with interest thereon from date at the rate of 10% per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the westerly side of South Carolina Highway No. 50, being more particularly described on a plat entitled "Survey for Bobby J. Ayers" prepared by Carolina Surveying Co. and dated October 8, 1975, said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5N at page 92, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of South Carolina Highway No. 50 said pin being the joint front corner of property of Grantor herein and property, now or formerly, owned by Diana Sloan Jacks and running thence with the common line of said property N. 68-35 W. 766.1 feet to a stone; running thence N. 14-35 W. 906.8 feet to an iron pin; running thence N. 70-30 E. 548.5 feet to an iron pin; running thence S. 40-50 E. 552 feet to an iron pin; running thence S. 21-25 W. 765.8 feet to an iron pin; running thence S. 68-34 E. 400.2 feet to an iron pin on the westerly side of South Carolina Highway No. 50; thence with the westerly side of South Carolina Highway No. 50 S. 24-50 W. 70 feet to an iron pin, the point of beginning and containing 15.63 acres, more or less.

This being the same property conveyed to Sharon LaDeen Ayers by deed of Bobby Joe Ayers, Jr., individually and as Administrator of the Estate of Bobby Joe Ayers, Sr., and Michael T. Ayers, recorded on March 14, 1983, in the R.M.C. Office for Greenville County in Volume 1184 at page 323.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUL 1 1983
STAMP
TAX
01.04
4-000CI

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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